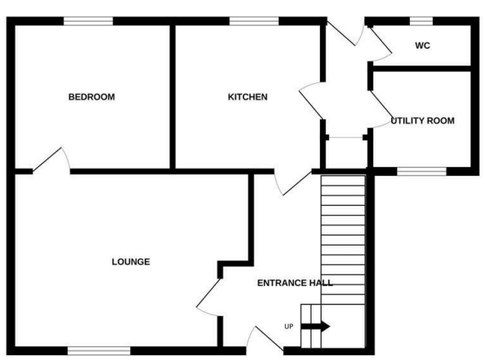
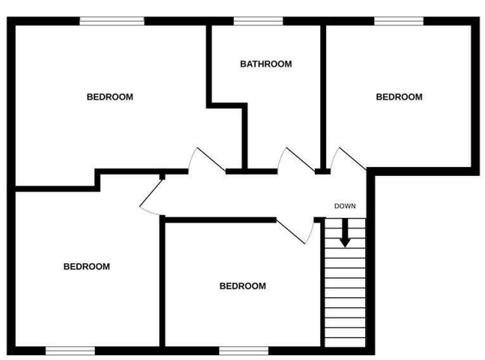
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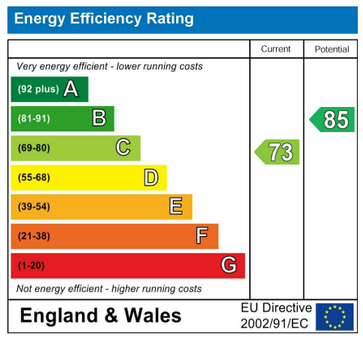
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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14 Wilberforce Road I I Norwich I NR5 8NE

Offers In Excess Of £300,000

LARGE FIVE BEDROOM SEMI DETACHED HOUSE OFFERING AN EXCELLENT INVESTMENT OPPORTUNITY Gilson Bailey are delighted to offer this spacious and well-presented, five bedroom semi-detached house, occupying a generous corner plot with exciting potential to extend, subject to the necessary planning permissions, conveniently situated to the west of Norwich within easy reach of the University of East Anglia. Offered with the significant advantage of no onward chain, this substantial property provides flexible and versatile accommodation, making it an excellent opportunity for investors. The ground floor comprises a welcoming entrance hall leading into a generous and inviting lounge, a modern fitted kitchen, useful separate utility room, convenient WC and a ground floor bedroom. Upstairs, the property boasts four further well-proportioned bedrooms and a bathroom, all accessed off landing, providing plenty of space for comfortable living. Outside, the property really comes into its own with its impressive corner plot and extensive lawned gardens, offering a wonderful amount of outdoor space with excellent scope for future extension, subject to the relevant consents. The property also benefits from off-road parking, adding further convenience. Additional features include double glazing and gas heating. Combining five bedrooms, generous gardens, versatile accommodation and a convenient location close to the university, this attractive chain-free property represents a fantastic investment opportunity or family home, so be quick to book a viewing.

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Location
Wilberforce Road is located to the west of Norwich within walking distance to the University of East Anglia and is close by to many other local amenities including schooling, shops, pubs restaurants and supermarkets with regular bus routes to and from the city centre. There is ease of access to the A47 and A11.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen and stairs to first floor.

Lounge 16'0" x 12'0"

Kitchen 10'0" x 9'10"

Bedroom Five 10'9" x 10'0"

Utility Room 6'11" x 6'9"

WC 6'11" x 3'2"

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 15'7" x 10'0"

Bedroom Two 10'4" x 10'0"

Bedroom Three 10'7" x 8'9"

Bedroom Four 12'0" x 9'10"

Bathroom 10'0" x 7'7"

Outside
Large lawned gardens to the front, side and rear and a driveway providing off road parking.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd.
All required checks must be completed before a memorandum of sale can be issued.









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